

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: CENTRAL CITY
Local Government Number: 57G541

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CENTRAL CITY URBAN RENEWAL	57047	5

TIF Debt Outstanding: 1,080,155

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	150,913	105,675	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	239,672
TIF Sp. Revenue Fund Interest:	284
Asset Sales & Loan Repayments:	0
Total Revenue:	239,956

Rebate Expenditures:	44,515
Non-Rebate Expenditures:	155,265
Returned to County Treasurer:	0
Total Expenditures:	199,780

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	191,089	139,090	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 689,286

Urban Renewal Area Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URBAN RENEWAL
 UR Area Number: 57047
 UR Area Creation Date: 11/1994
 UR Area Purpose: See Attached UR Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
JACKSON TWP/CENTRAL CITY SCH/FD NO 3/CENTRAL CITY CITY/INCREMENT	57278	57279	201,186
MAINE TWP/CENTRAL CITY SCH/FD NO 3/CENTRAL CITY CITY/INCREMENT	57280	57281	91,288
CENTRAL CITY/CENTRAL CITY SCH/CENTRAL CITY/INCREMENT	57282	57283	7,063,041
CENTRAL CITY AG/CENTRAL CITY SCH/CENTRAL CITY/INCREMENT	57284	57285	0
CENTRAL CITY CORP/CENTRAL CITY CORP AMENDMENT #1 INCREMENT	57404	57405	231,545

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	210,100	16,744,395	6,091,300	0	0	-44,448	23,001,347	0	23,001,347
Taxable	125,922	8,843,826	6,091,300	0	0	-44,448	15,016,600	0	15,016,600
Homestead Credits									87

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **150,913** **105,675** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

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Projects For CENTRAL CITY URBAN RENEWAL

Main Street Construction Project

Description:	Street/water/sewer/storm sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

LMI Housing Grant

Description:	Housing Grant Program
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CENTRAL CITY URBAN RENEWAL

MAIN STREET CONSTRUCTION

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	920,000
Interest:	90,155
Total:	1,010,155
Annual Appropriation?:	No
Date Incurred:	06/08/2011
FY of Last Payment:	2021

Montgomery Estates Development Agreement

Debt/Obligation Type:	Rebates
Principal:	70,000
Interest:	0
Total:	70,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2000
FY of Last Payment:	2015

Non-Rebates For CENTRAL CITY URBAN RENEWAL

TIF Expenditure Amount:	141,765
Tied To Debt:	MAIN STREET CONSTRUCTION
Tied To Project:	Main Street Construction Project
TIF Expenditure Amount:	13,500
Tied To Debt:	Montgomery Estates Development Agreement
Tied To Project:	LMI Housing Grant

Rebates For CENTRAL CITY URBAN RENEWAL

Montgomery Estates

TIF Expenditure Amount:	44,515
Rebate Paid To:	City State Bank
Tied To Debt:	Montgomery Estates Development Agreement
Tied To Project:	LMI Housing Grant
Projected Final FY of Rebate:	2015

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TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URBAN RENEWAL (57047)
 TIF Taxing District Name: JACKSON TWP/CENTRAL CITY SCH/FD NO 3/CENTRAL CITY CITY/INCREMENT
 TIF Taxing District Inc. Number: 57279
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	69,700	664,300	0	0	0	-1,852	732,148	0	732,148
Taxable	41,773	350,861	0	0	0	-1,852	390,782	0	390,782
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	318,652	390,782	201,186	189,596	4,543

FY 2014 TIF Revenue Received: 4,823

TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URBAN RENEWAL (57047)
 TIF Taxing District Name: MAINE TWP/CENTRAL CITY SCH/FD NO 3/CENTRAL CITY CITY/INCREMENT
 TIF Taxing District Inc. Number: 57281
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	61,000	483,841	92,600	0	0	-3,704	633,737	0	633,737
Taxable	36,560	255,549	92,600	0	0	-3,704	381,005	0	381,005
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	577,759	59,682	91,288	-31,606	-760

FY 2014 TIF Revenue Received: 1,706

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TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URBAN RENEWAL (57047)
 TIF Taxing District Name: CENTRAL CITY/CENTRAL CITY SCH/CENTRAL CITY/INCREMENT
 TIF Taxing District Inc. Number: 57283
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,740,685	5,998,700	0	0	-38,892	20,700,493	0	20,700,493
Taxable	0	7,785,533	5,998,700	0	0	-38,892	13,745,341	0	13,745,341
Homestead Credits									75

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,237,300	13,745,341	7,063,041	6,682,300	202,853

FY 2014 TIF Revenue Received: 226,114

TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URBAN RENEWAL (57047)
 TIF Taxing District Name: CENTRAL CITY AG/CENTRAL CITY SCH/CENTRAL CITY/INCREMENT
 TIF Taxing District Inc. Number: 57285
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	79,400	0	0	0	0	0	79,400	0	79,400
Taxable	47,589	0	0	0	0	0	47,589	0	47,589
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	33,450	45,950	0	45,950	891

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CENTRAL CITY (57G541)
Urban Renewal Area:	CENTRAL CITY URBAN RENEWAL (57047)
TIF Taxing District Name:	CENTRAL CITY CORP/CENTRAL CITY CORP AMENDMENT #1 INCREMENT
TIF Taxing District Inc. Number:	57405
TIF Taxing District Base Year:	1998
FY TIF Revenue First Received:	2001
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	855,569	0	0	0	0	855,569	0	855,569
Taxable	0	451,883	0	0	0	0	451,883	0	451,883
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	34,614	451,883	231,545	220,338	6,689

FY 2014 TIF Revenue Received: 7,029